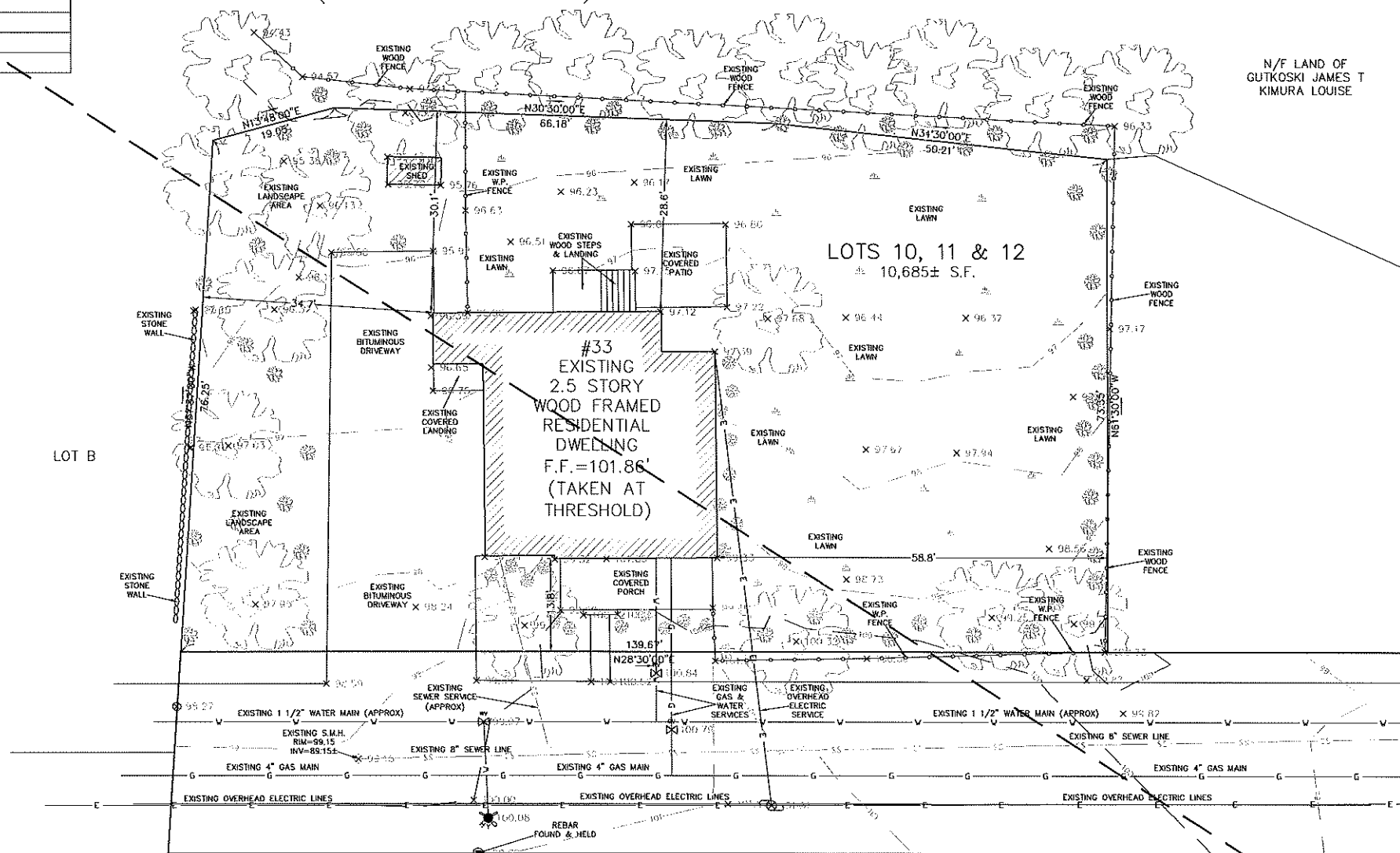


EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊙	UTILITY POLE
⊕	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊙	TREE

NEWTON (MIDDLESEX)

N/F LAND OF
GUTKOSKI JAMES T
KIMURA LOUISE



LOTS A,
8 & 9

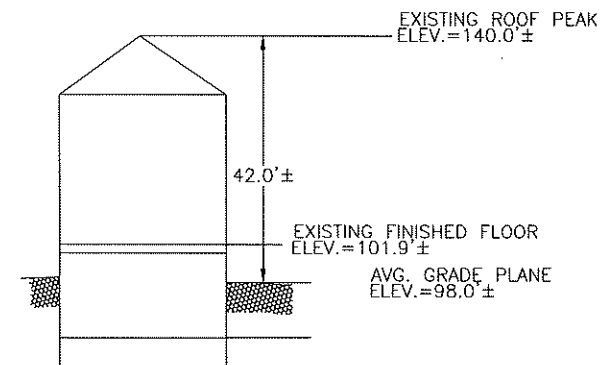
GLENLAND ROAD
(PUBLIC WAY-30' WIDE)

LOT 7

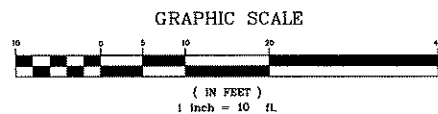
BROOKLINE (NORFOLK)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 7/6/2018.
2. DEED REFERENCE BOOK 62172 PAGE 535, PLAN REFERENCE BOOK 106 PLAN 38, PLAN REFERENCE BOOK 772 PAGE 593 (NORFOLK) MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0558E, PANEL NUMBER 0558E, COMMUNITY NUMBER: 250208, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = M.R.3. (NEWTON) / T5 (BOOKLINE)
9. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.



EXISTING PROFILE
NOT TO SCALE



SCALE 1"=10'				
DATE 6/14/2019	REV	DATE	REVISION	BY
SHEET 1				
PLAN NO. 1 OF 1				
CLIENT:				
DRAWN BY				
CHKD BY ETS				
APPD BY P.J.N				
33 GLENLAND ROAD NEWTON/BROOKLINE MASSACHUSETTS EXISTING CONDITIONS SITE PLAN				
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com				
				SHEET NO. 1

TREE REMOVAL XD

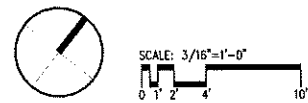
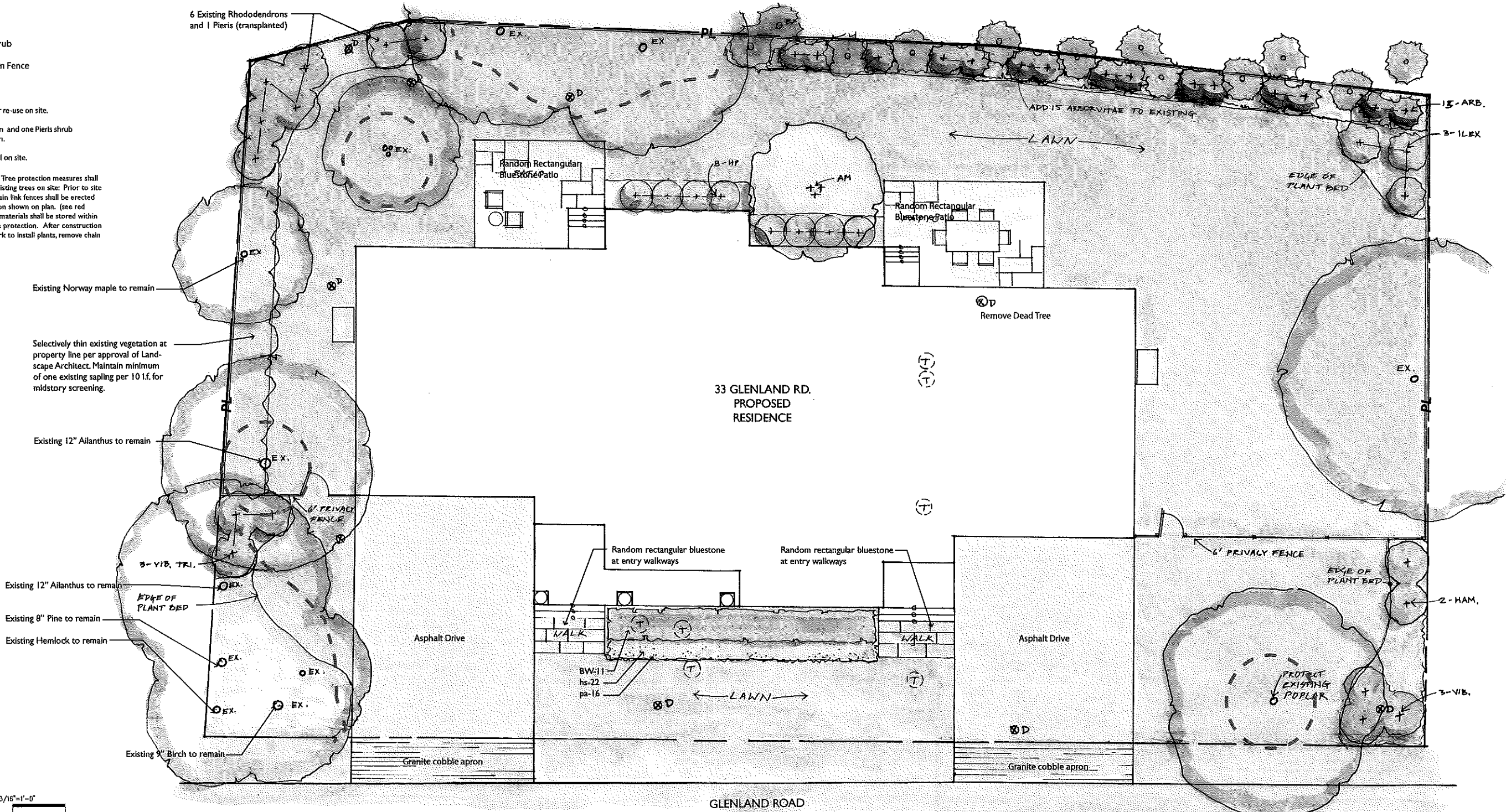
Qty.	DBH	Species
1	18"	Abies sp. (Spruce)
1	12"	Prunus serotina (Black Cherry)
1	10"	Magnolia soulangiana (Saucer Magnolia)
1	24"	Fraxinus sp. (Green Ash)
1	12"	Pinus strobus (White Pine)

KEY

XD	Remove
T	Transplant Shrub
Tree Protection Fence	

SITE PREPARATION

- Salvage bluestone pavers for re-use on site.
- Transplant six Rhododendron and one Pieris shrub from existing house foundation.
- Store and stockpile 6" topsoil on site.
- Install tree protection fence. Tree protection measures shall include the following for the existing trees on site: Prior to site demolition, temporary 6' ht. chain link fences shall be erected around the tree trunk in location shown on plan. (see red dashed line). No construction materials shall be stored within temporary chain link fence tree protection. After construction of buildings, and during site work to install plants, remove chain link fence.



PROPOSED PLANT LIST

Trees:					
1	AM	Amelanchier canadensis	Shadblow	7-8' ht.	B&B, multi-stem
2	HAM	Hamamelis virginia	Witch-Hazel	7 gal.	Container
15	TO	Thuja occidentalis 'Nigra'	American Arborvitae	7-8' ht.	B&B, Fill Existing Arborvitae Hedge
Shrub & Vines:					
11	BV	Buxus x 'Wintergem'	Common Boxwood	5 gal.	Container
8	HM	Hydrangea paniculata 'Limelight'	Hydrangea	5 gal.	Container, 3' O.C.
3	IV	Ilex verticillata 'Winter Red'	Winterberry	5 gal.	Container, 5' O.C.
6	VIB	Viburnum trilobum	Highbush Cranberry	5 gal.	Container, 5' O.C.
Perennials:					
22	hs	Hemerocallis 'Stella d'oro'	Everblooming Yellow Daylily	Bareroot	18" O.C.
16	pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gal.	Container, 24" O.C.

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the approval of the Landscape Architect.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3' greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All lawn areas shall have a minimum 6" loam.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds amended with loam. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.



Buxus 'Wintergem'
Common Boxwood



Hydrangea paniculata 'Limelight'
Hydrangea



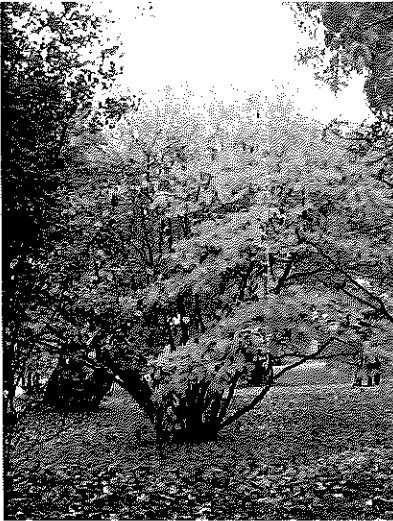
Ilex verticillata 'Winter Red'
Winterberry



Viburnum trilobum
Highbush Cranberry



Thuja occidentalis 'Nigra'
American Arborvitae



Hamamelis virginiana
Witch-Hazel



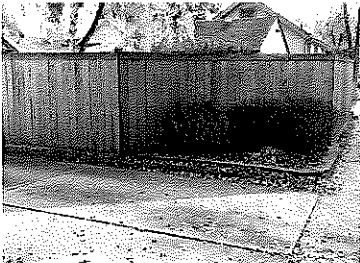
Amelanchier canadensis
Shadbush



Hemerocallis 'Stella de Oro'
Everblooming Yellow Daylily



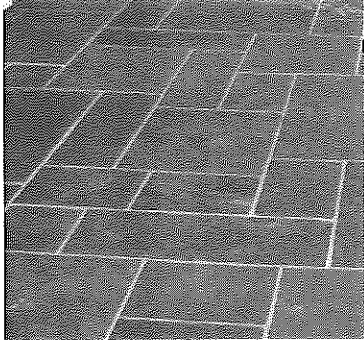
Pennisetum alopecuroides 'Hameln'
Fountain Grass



6' Ht. Privacy Fence



Cobblestone Driveway Apron



Reuse of Existing Bluestone

New Multi-Family
Residence

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Brookline, Ma

OWNER

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mckay

33 Dryden Street
Dorham, MA 01926
ph: 781.326.5400
www.mckayarchitects.net

REV #	DATE	ISSUANCE
1	06.12.18	First Draft
2	08.17.18	Second Draft
3	11.13.18	Third Draft
4	11.21.18	Fourth Draft
6	01.15.19	Fifth Draft
7	05.29.19	Seventh Draft

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

Basement
Floor Plan

JOB NO

DATE

05.29.19

DWG BY

JTB

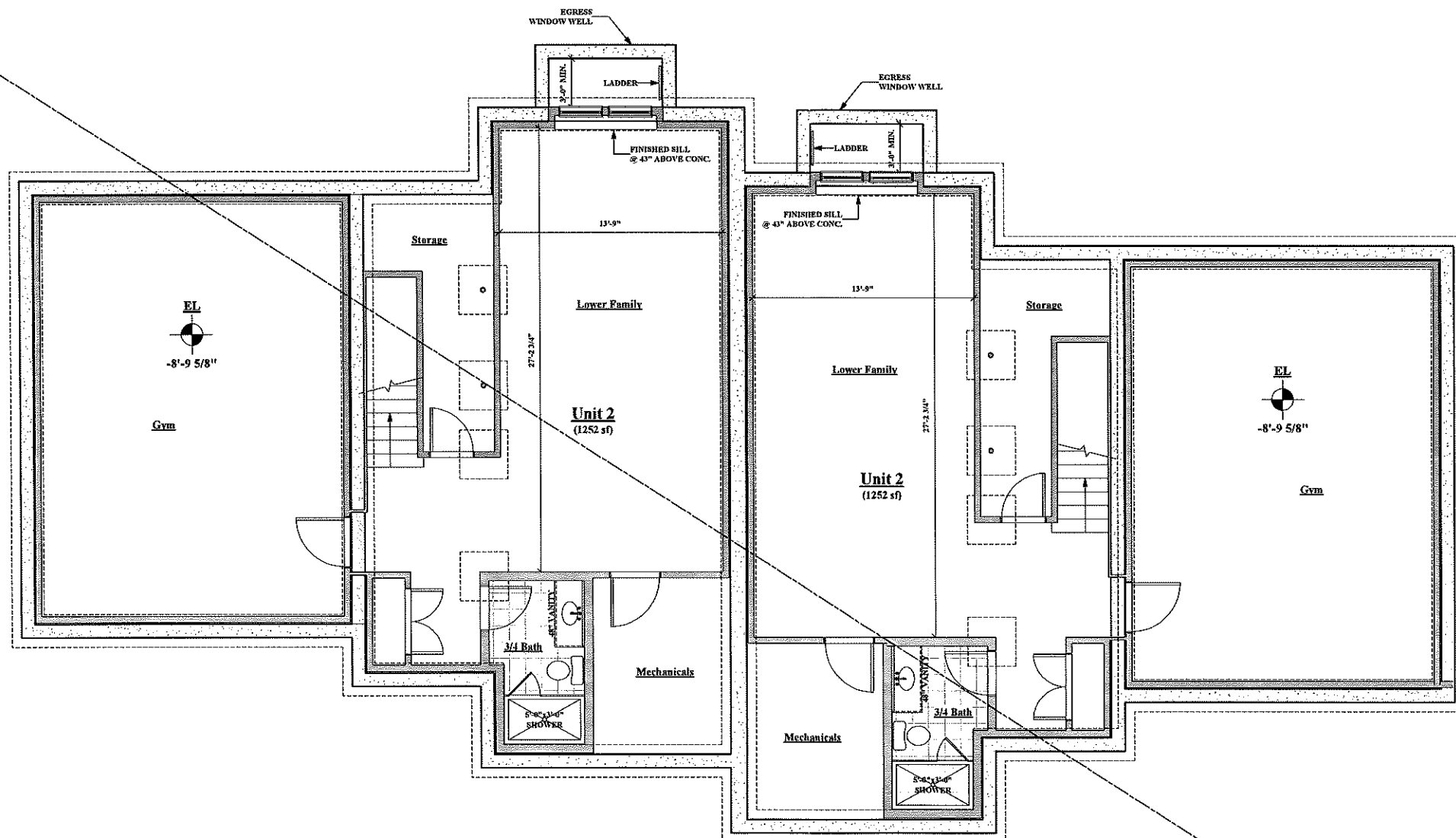
CKD BY

MLM

SCALE

AS NOTED

A-1.1



1 Basement Floor Plan
A-1.1 1/4" = 1'-0"

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First Floor Plan

JOB NO

DATE

05.29.19

DWG BY

JB

CKD BY

MLM

SCALE

AS NOTED

A-1.2

Newton:

Max FAR (6839 sf) x (0.53) = 3625 sf
Basement Floor FAR = 1608 sf
(Not Included in Total)
First Floor FAR = 1768 sf
Second Floor FAR = 1691 sf
Attic Floor FAR = 0 sf
Total (less than max) = 3459 sf

Brookline:

Max FAR (3846 sf) x (1.0) = 3846 sf
Basement Floor FAR = 1114 sf
First Floor FAR = 727 sf
Second Floor FAR = 1345 sf
Attic Floor FAR = 308 sf
Total (less than max) = 3494 sf

1 First Floor Plan
A-1.2 1/4" = 1'-0"

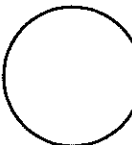
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Second Floor Pan

JOB NO	
DATE	05.19.19
DWG BY	JH
CKD BY	MLM
SCALE	AS NOTED

A-1.3

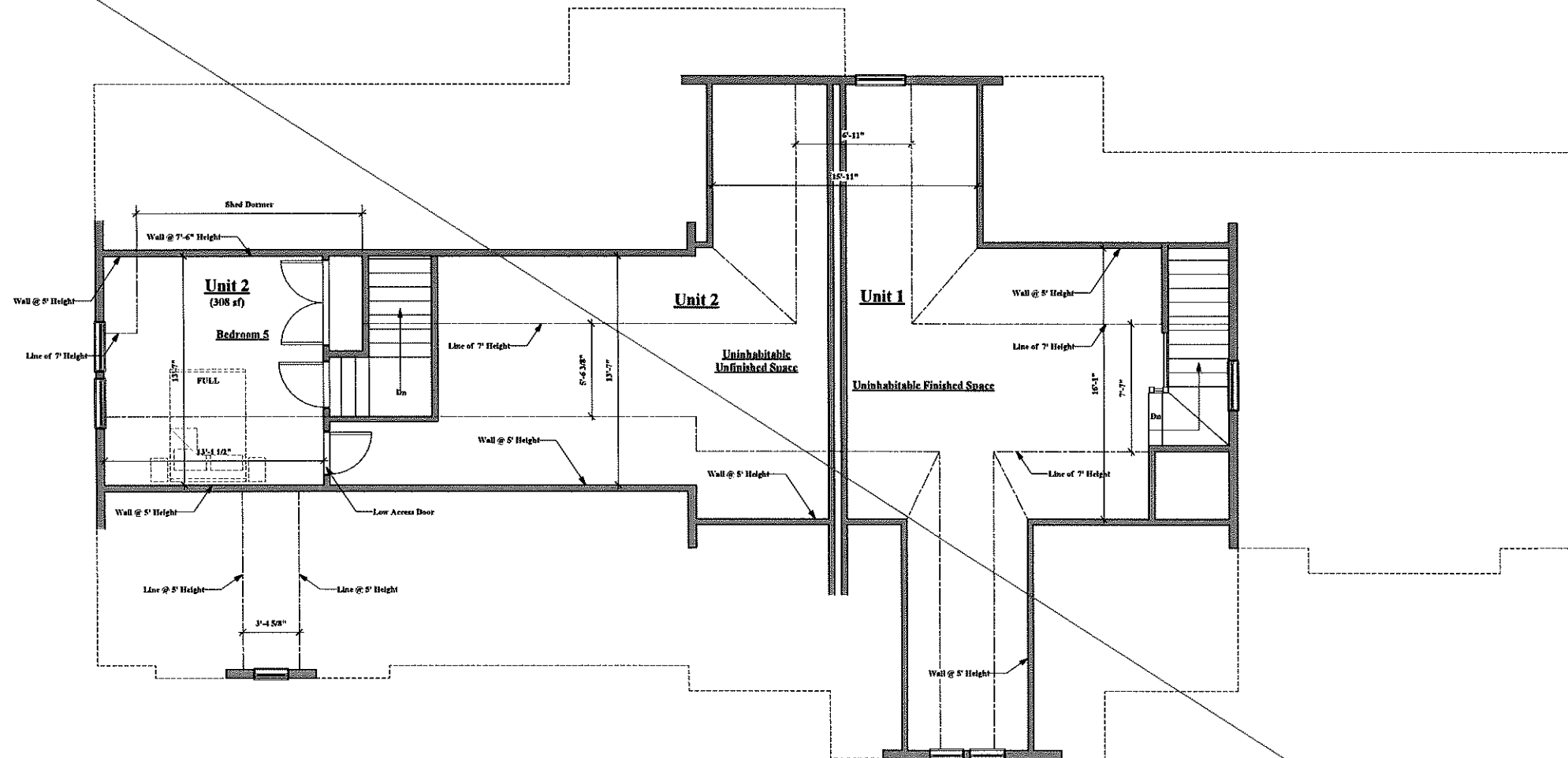


1 Second Floor Plan
A-1.3 1/4" = 1'-0"

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SCALE	AS NOTED

A-1.4

Attic Floor Plan
1/4" = 1'-0"

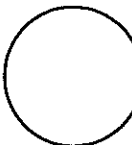
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Front Elevation

JOB NO

DATE

05.19.19

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SCALE

AS NOTED

A-2.1



1 Front Elevation
A-2.1 1/4" = 1'-0"

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Proposed Site Plan

JOB NO

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SCALE

05.29.19
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AS NOTED

